Name and Address of New Owner:
Andrew Anderson and Lindsay Anderson
506 Forest Pointe Place
Antioch, TN 37013

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 343923 DEEDWARR
01/15/2020 01:07:35 PM 2 pgs
Fees: $13.00 Taxes: $617.90
20200115-0005484

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150-09-0B-506.00-C

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa G. Farney, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Anderson and Lindsay Anderson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee. being Unit No. 506 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281 and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Forest Pointe Condominiums of record in Book . 7801, Page 463 as amended in Book 8050, Page 853 and Instrument Number ' 20030712-0097022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights. and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Lisa G. Farney, an unmarried woman by Quitclaim Deed from Wayne L. Farney, an unmarried man, dated December 23, 2019, of record in Instrument No. 20191223-0132511, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Wayne L. Farney and Lisa G. Farney, husband and wife, by Warranty deed from Mona Holt and husband Jonathan Holt, dated 9/30/2015 and filed of record in Instrument No. 20151005-0100944, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 506 Forest Pointe Place, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRDS-19-0546

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of January, 2020.

Lisa G. Farney (SEAL)
Lisa G. Farney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2020, before me personally appeared Lisa G. Farney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2020.

GREG FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Janson
(Affiant)

Sworn to and subscribed before me this
10th day of January, 2020.

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Notary Public
My commission expires:
File No. 19-774